



FARMERS BRANCH

ORDINANCE NUMBER 2133

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR A CELLULAR COMMUNICATIONS ANTENNA AND AN EQUIPMENT BUILDING WITHIN PLANNED DEVELOPMENT NUMBER 25 (PD-25) ZONING DISTRICT AT 13505 BRANCHVIEW LANE; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to amending the Zoning Ordinance Regulations have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Farmers Branch is of the opinion that a change in such zoning should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for a cellular communications antenna mounted on a galvanized steel monopole and constructed to a maximum height of one hundred (100) feet and an equipment building two hundred and eighty six (286) square feet in area within Planned Development Number 25 (PD-25) zoning district and located at 13505 Branchview Lane.

SECTION 2. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a cellular communications antenna and an equipment building.

SECTION 3. That the cellular communications antenna and equipment building shall be constructed and specifically located in accordance with the approved site plan attached as Exhibit "A" and subject to all conditions stated herein.

SECTION 4. That the owner shall remove the antenna, the concrete base holding the antenna, and all wires leading to the antenna at such time that the antenna becomes obsolete and the use is abandoned, within ninety (90) days of receipt of written notice from the City. The owner has agreed to tender a deed restriction to the City, executed by the owner and applicant that incorporates this requirement (Exhibit B).

SECTION 5. That no razor wire is to be used as fencing material or for any other purpose on this site.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of two-thousand (\$2,000.00) dollars for each offense.

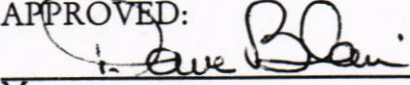
SECTION 7. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 8. In addition to, and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 9. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, and as the law in such case provides.

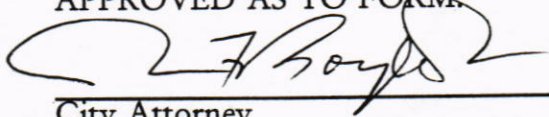
Duly passed by the City Council of the City of Farmers Branch, Texas, on this the 15th day of August, 1994.

APPROVED:



Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:

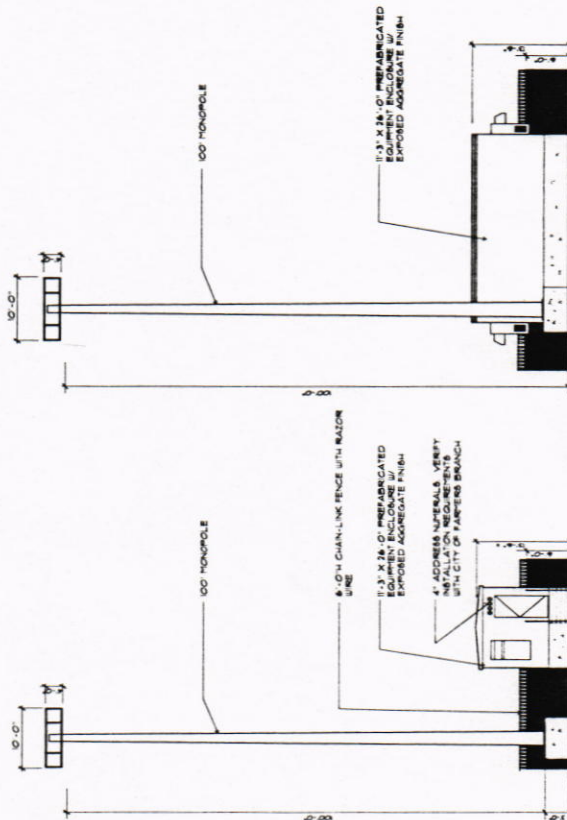
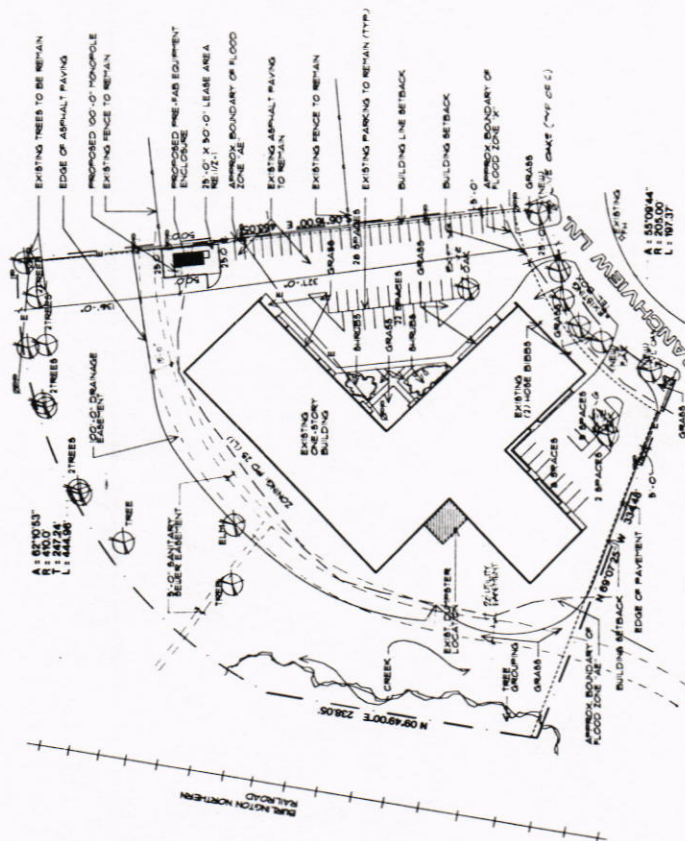
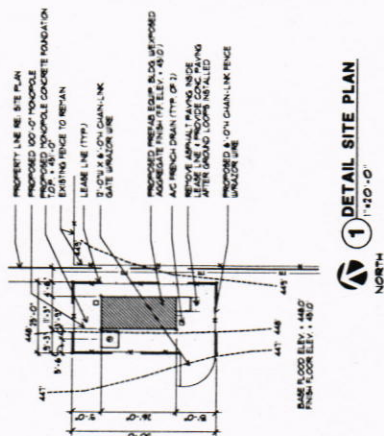


City Secretary

AREA MAP
N.T.B.



VICINITY MAP
1" = 1,000'-0"



- NOTE:
ALL LANDSCAPING IS EXISTING AND TO REMAIN IN PLACE
NO CONSTRUCTION OR ACTIVITY WILL DEGRADATE EXISTING TREES OR SHRUBS
NEW J NEEDED A GRASS NEEDS TO BE DEGRADATED FROM
HOBSE TREES AT FRONT OF EXISTING BLDG
HOBSE TREES EQUIPMENT ENCLOSURE IS UNPAVED AND WILL

SITE PLAN
1"=50'-0"

3 WEST ELEVATION
1/8" = 1'-0"

2 SOUTH ELEVATION

PROJECT SUMMARY:
TOTAL AREA OF SITE IN ACRES, 4.324 ACRES
TOTAL AREA OF SITE IN SQ. FT., 186,372 SQ. FT.
EXISTING ONE STORY BLDG., 35,000 SQ. FT.
OFFICE 50,000 SQ. FT.
GARAGEHOUSE 50,000 SQ. FT.
PROPOSED EQUIPMENT ENCLOSURE 50,000 SQ. FT.
BLDG. SITE COVERAGE, 40.68%
PERCENTAGE OF SITE COVERAGE OF BLDG., 22%
YEAR, 2021
TOTAL ANTI-SCAPE REQUIRED FOR SITE (IN), 1,950 SQ. FT.
LANDSCAPING REQUIRED, 36,500 SQ. FT.
PARKING REQUIRED, 64 SPACES
PARKING PROVIDED, 65 SPACES

PROJECT ADDRESS:
33505 BRANCH VIEW LANE
FARMERS BRANCH TEXAS 75234

LESSOR:
J.H. MIKKELSEN & J.C. GARVEY
3513A BRANCHVIEW LANE
DALLAS, TEXAS 75234
214/241-4582
CONTACT: MALLORY MIKKELSON

LESSEE,
SOUTHWESTERN BELL MOBILE SYSTEM
77330 PRESTON ROAD, SUITE 1000
DALLAS, TEXAS 75252
4-733-3000

AGENT/REPRESENTATIVE FOR:

Southeastern Bell Mobile Systems
Antenna Equipment
Jim McDonald
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fax (817) 355-1228
mobile (817) 925-9946
fax (817) 340-0693

Southeastern Bell Mobile Systems
Construction Manager
Billy Ray Padgett
35650 Dallas Hwy. Ste. 201
Dallas, Texas 75224
phone (214) 774-4690
fax (214) 774-4704

**DALLAS AREA
I-35/VALLEY VIEW CELL SITE
FOR
SOUTHWESTERN BELL
MOBILE SYSTEMS, INC.
CENTER NO. 3242**

JFH ARCHITECTS
200 SILVER TOWER SUITE 2720 DALLAS, TX 75201
214/598-0200

WE VISIT PER CITY'S
COMMENTS

DATE	8-23-94	PROJECT NO	1774	SHEET NO	Z-1
DRAWN BY	JW	CHECKED BY	RQ	DATE	8-23-94
SUE DATE	8-23-94				